



## ALPINE DESIGN REVIEW GUIDELINES

Alpine Country Town  
County of San Diego

## Alpine Design Review Guidelines

Developed in Cooperation with Members of the:

Alpine Chamber of Commerce

Alpine Community Planning Group

Alpine Town Center  
Property and Business Owners Association

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**Department of Planning & Land Use**

### ALPINE DESIGN GUIDELINES

- \* Prepared pursuant to Sections 5760 and 5799b of the San Diego County Zoning Ordinance by the Department of Planning and Land Use.
- \* Reviewed by the Planning Commission on July 24, 1987.
- \* Approved by the Board of Supervisors on August 26, 1987.

ALPINE DESIGN REVIEW GUIDELINES  
ALPINE COUNTRY TOWN  
COUNTY OF SAN DIEGO

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# ALPINE DESIGN REVIEW

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## INTRODUCTION

The purpose of the Design Review process is to encourage development that contributes to Alpine's special character and identity as a mountain village.

The Alpine Design Review Guidelines are applicable within the boundaries of the Alpine Country Town. Design Review is required for all new construction or alteration in commercial, industrial and public/semi-public development, and in multi-family residential development zoned at a density of 7.3 or more dwelling units per acre. Also, it is intended that in review of mobilehome park projects and other pertinent major use permits, the Community Planning Group will work with the Design Review Board and the applicant to encourage consistency of applicable design guidelines.

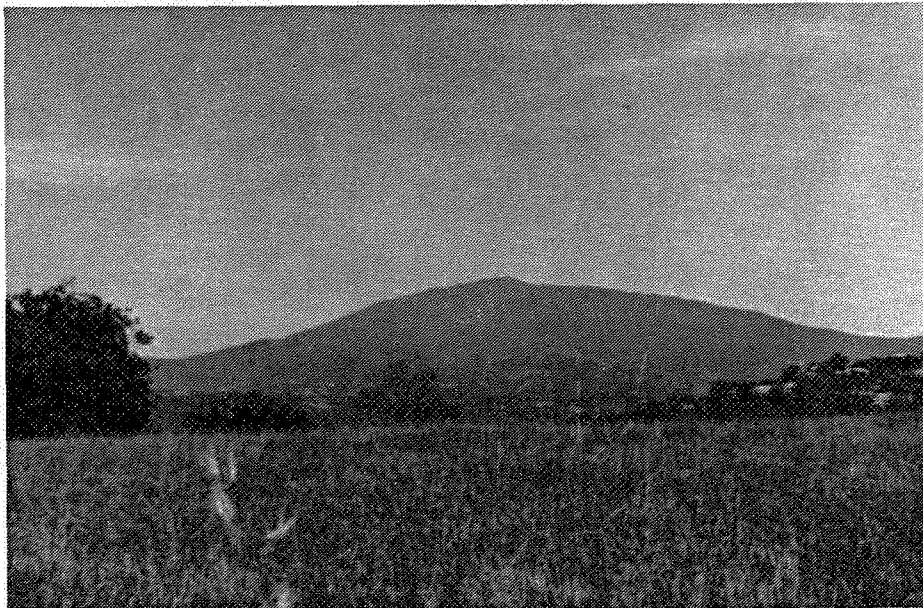
Design Review in Alpine is administered by the San Diego County Department of Planning and Land Use as part of the development approval process. The Design Review Board is a nine member panel of Alpine citizens appointed by the County Board of Supervisors.

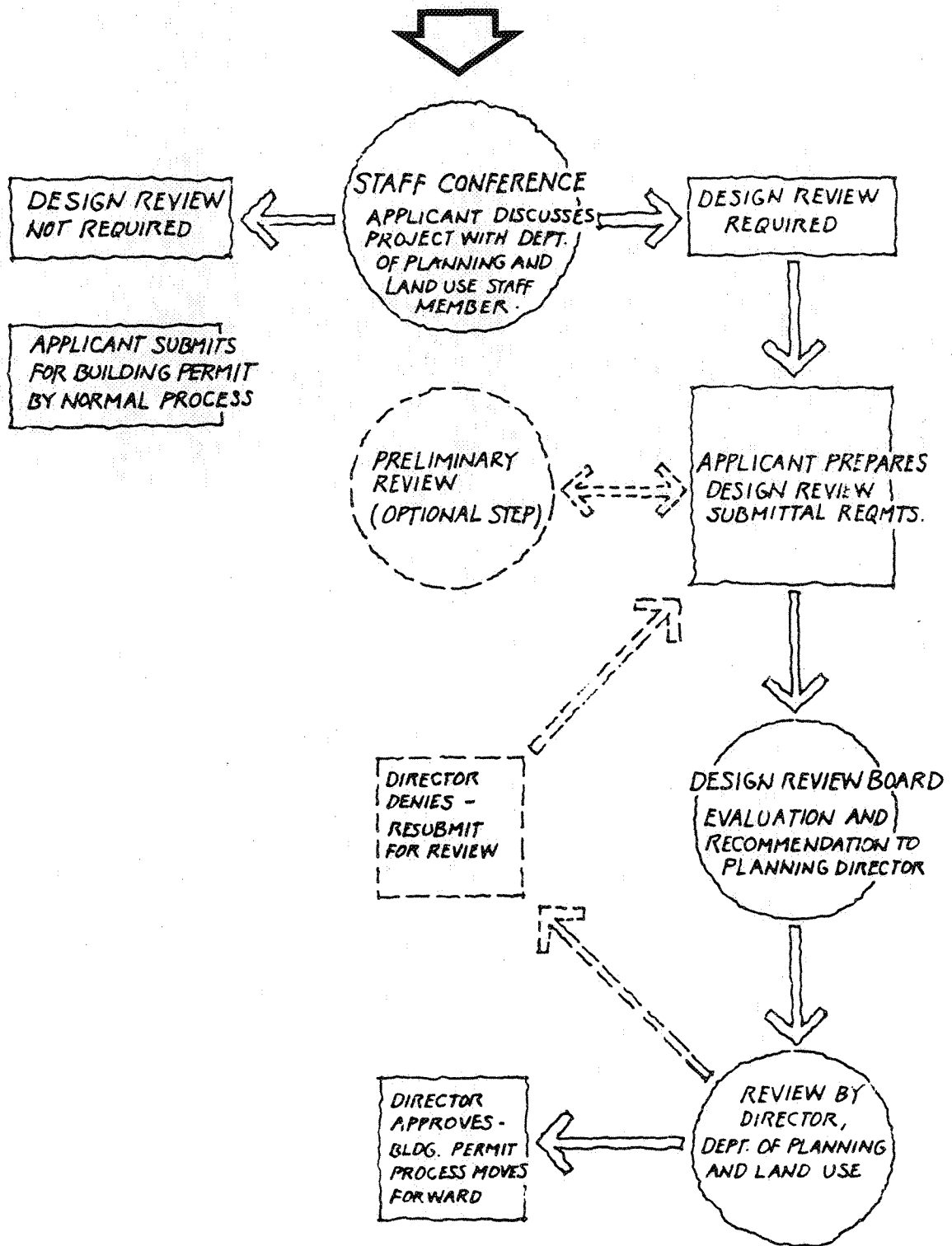
Design Review makes a careful examination of a project's quality of site planning, architecture, landscape design and important details such as signage and lighting.

The Design Review Board evaluates development proposals using the Design Guidelines described in this manual as criteria. The Board may act to:

- Approve or disapprove proposals
- Approve proposals subject to conditions
- Request the applicant to re-submit the proposal with specific changes

Decisions of the Design Review Board are advisory to the Director of the Department of Planning and Land Use, who issues the decision on development approval. Appeals of the Director's decision are handled through normal County Planning appeals procedures.





The Design Review Process

## THE REVIEW PROCESS

The Design Review process consists of one final step - Final Application and Review - but two initial and optional steps may be taken by the applicant:

### 1. STAFF CONFERENCE

Before planning and design begins, the developer or his designer is urged to meet with the County Planning staff member assigned to Alpine Design Review. The nature of the project and site should be described. The planning staff member will clarify review procedures and submittal requirements. Critical design issues and Design Guidelines important to the project may be discussed.

### 2. PRELIMINARY REVIEW

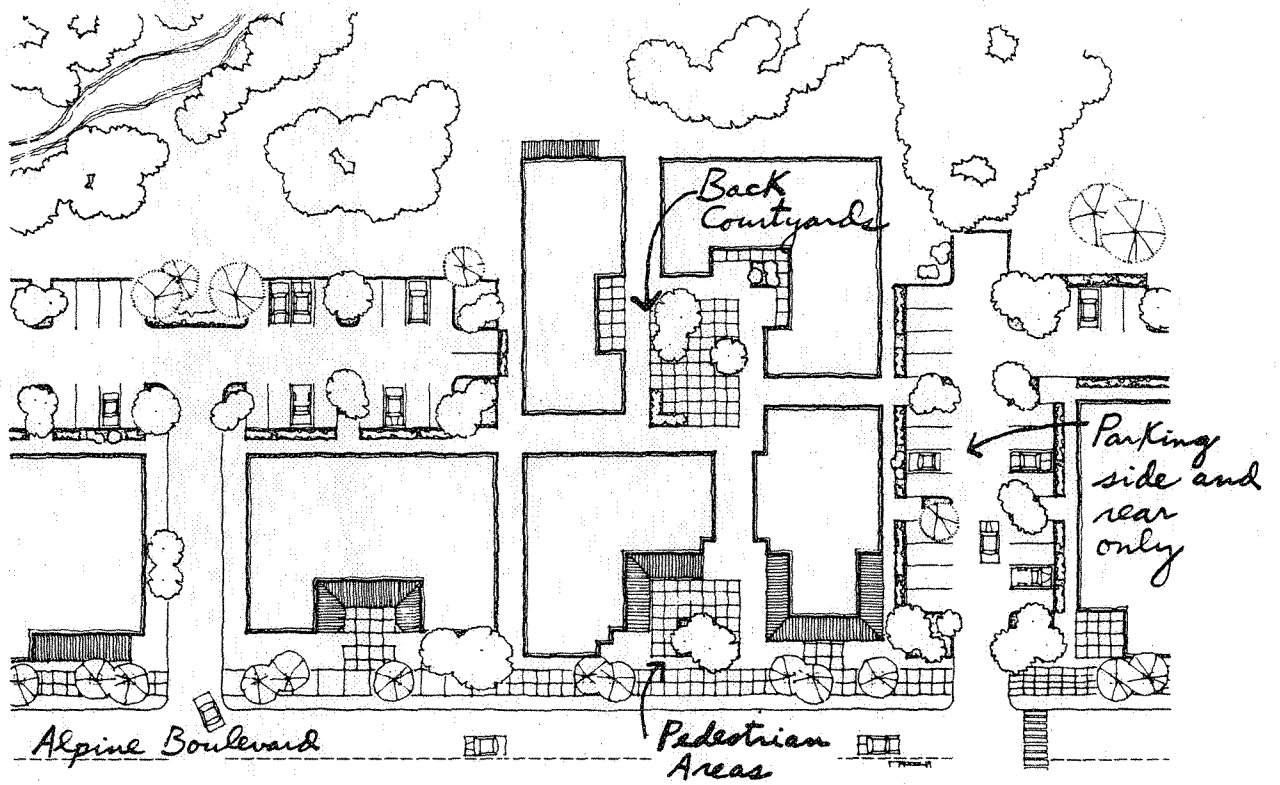
This step is optional but recommended for large or complex projects, projects involving lot splits and projects requiring extensive grading or alteration of natural features.

Preliminary Review allows the developer to meet with the Design Review Board to discuss basic intentions and plans before investing time in detailed design. At this stage, site design, location of buildings, grading, basic form of buildings and landscape concepts are important. Building elevations, sections and other information may be discussed but kept in preliminary form.

Preliminary Review is an informal process enabling the applicant to receive input from the Design Review Board and get its opinion on the basic concept of the development proposal. The Board will not take official action or vote on a project until Final Application and Review.

### 3. FINAL APPLICATION AND REVIEW

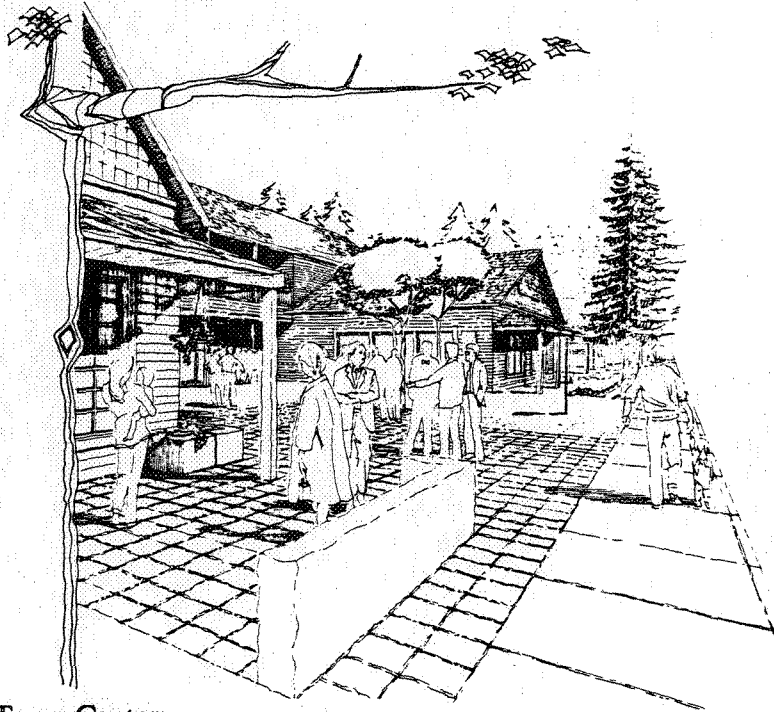
The one required step in the Design Review process is submittal of a Final Application to the County Department of Planning and Land Use and appearance before the Design Review Board. Submittal requirements for Final Application and Review are given in Part III of this booklet.



Illustrative Plan  
Commercial Development in the Town Center

## PART I — ALPINE COMMUNITY DESIGN OBJECTIVES

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Alpine Town Center:  
Planted terraces and pedestrian areas.

### THE TOWN CENTER

#### Village Character

1. Develop the Town Center with a village pedestrian character for shopping and community focus.
2. Adopt a consistent front yard setback pattern for pedestrian purposes.
3. Encourage planted terraces and pedestrian areas between building and street.
4. Locate parking lots to the rear and sides of buildings if possible.
5. Encourage the establishment of community parking lots to reduce the need for on-site parking.
6. Encourage planted inner courtyards to focus offices, restaurants and other businesses.

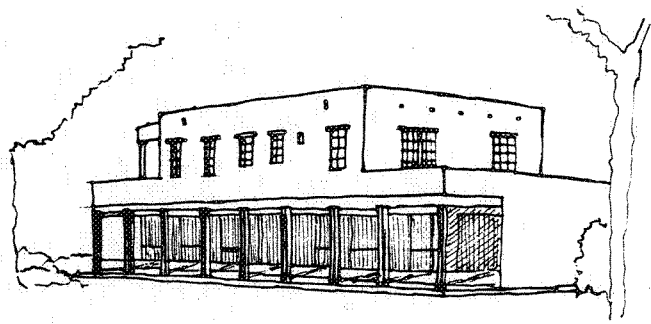
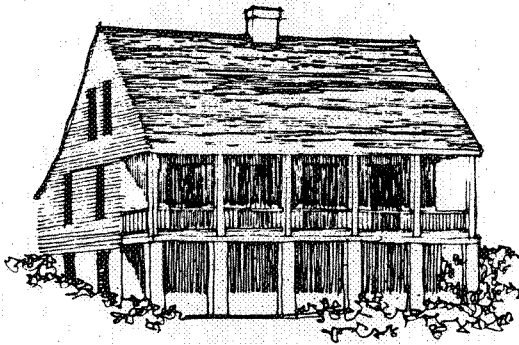
#### Alpine Creek

1. Encourage the Creek to be incorporated as an optional amenity in new development projects.

#### Town Center Planting

1. Adopt a planting theme of pines mixed with ornamental trees for accent, color and seasonal variation.



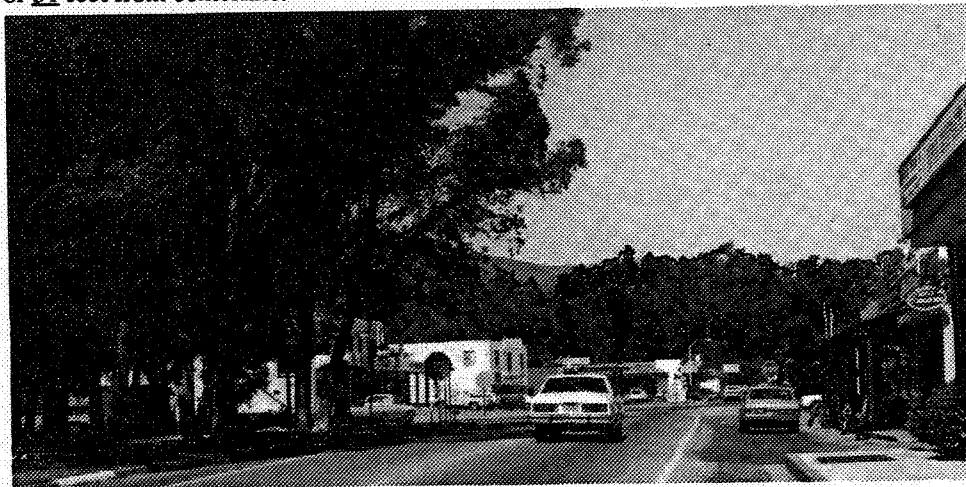


### Architectural Character

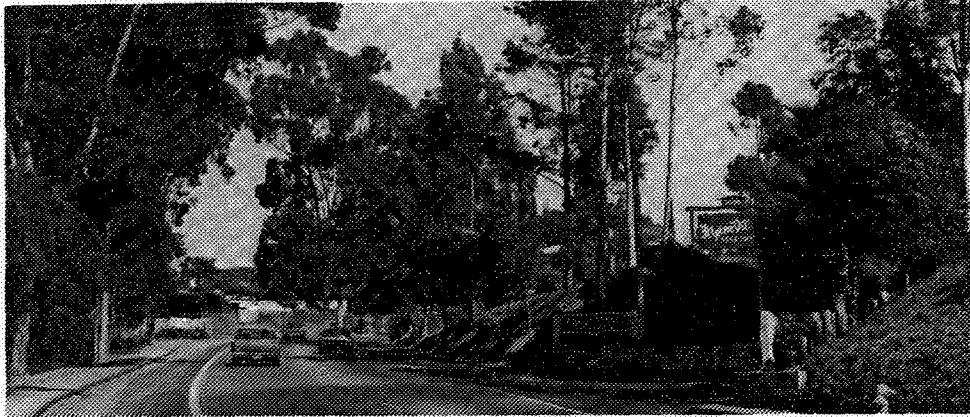
1. Emphasize Alpine's rich history as a mountain village to develop continuity in architectural character.
2. Architectural styles that reinforce that character through various roof forms (sloped roofs assist the mountain village character but are optional) with porches, balconies and courtyards to create protected spaces outdoors with stone walls and rail fences in yards and carefully designed details to give buildings individual personality and character.

### Alpine Boulevard

1. Stop the piecemeal widening of Alpine Boulevard and save the existing Eucalyptus trees.
2. Develop a strong visual tie between the Town Center and outlying commercial areas to the east and west by an ambitious Alpine Boulevard planting program.
3. Enlist the cooperation of owners of existing properties and businesses to plant pines and other theme trees.
4. Establish a consistent strip approximately 19 feet deep along both sides of Alpine Boulevard from South Grade Road to a point approximately 1500 feet west of Tavern Road and creation of a pedestrian oriented streetscape. This objective will require downgrading of Alpine Boulevard from a major road classification to a collector road and a building setback of 51 feet from centerline.



Alpine Boulevard



Arnold Way

#### **Tavern Road - Interstate 8 Interchange Area**

1. Encourage pine tree planting to introduce visitors to Alpine's mountain community character.
2. Encourage consistent site planning principles, landscaping design and wide planted setbacks to provide continuity and a park-like entrance to the community from the freeway.

#### **Tavern Road, South Grade, Arnold Way, West Victoria, South Marshall, Administration Way**

Establish a landscaped strip along these roads including at least 5 feet of abutting private properties plus the unpaved portion of road right-of-way. This will require a minimum setback of 5 feet from the ultimate right-of-way line unless the applicable zoning would result in a greater setback.



Old Alpine Town Hall

## PART II

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### ALPINE COMMUNITY DESIGN GUIDELINES

It is intended that when the setbacks set forth in this manual are less than those required by the applicable zoning, the zoning setback designator will be changed accordingly.

The Guidelines of this section are used by the Design Review Board as criteria for the evaluation of development proposals.

Site conditions will often be such that some Guidelines cannot work on a specific site. The Design Review Board reserves the prerogative to waive particular Guidelines that would be inappropriate or cause unreasonable hardship to the developer of a given property.

For all development proposals, consider if applicable:

1. Site Analysis
2. Protection of Natural Features
3. Architectural Character
4. Visual Linkages, Planting Design and Plant Lists
5. Development Along Alpine Creek
6. Site Lighting
7. Site Planning Principles - Commercial Development within the Country Town Boundaries
8. Off Street Parking Areas - Commercial Development
9. Site Planning Principles - Residential Development
10. Off Street Parking - Residential Development
11. Signage
12. Special Guidelines for the Industrial Area
13. Mobilehome Parks

# **1. SITE ANALYSIS**

---

## **INTENT:**

Site Design is the arrangement of buildings, open spaces and other improvements such as vehicle circulation and parking, walkways, and plantings on the land.

## **GUIDELINES:**

Every project should begin with a thorough analysis of existing conditions on and adjacent to the site. The analysis requires the developer to carefully examine a site's physical properties, amenities, special problems, character and neighboring environment BEFORE planning and design begins. The analysis will also assist the Design Review Board in evaluating the proposed development's relationship to existing conditions and neighboring properties.

Although the steps in a thorough analysis will vary with each site, the following information is normally needed and should be documented as part of the Application Requirements for Design Review. (see Part III)

### **A. BASIC SITE DATA**

Boundaries and dimensions; location of adjacent roads, sidewalks and rights-of-way; location of setback lines and easements; existing structures and other built improvements.

### **B. EXISTING NATURAL FEATURES**

Location, size and species of trees and other important vegetation; topography with areas of slope over 15% highlighted; patterns of surface drainage; location of flood zone; significant rock outcroppings; soil capability; springs and ponds; other important features that are either amenities or potential hazards in development.

### **C. SITE DESIGN CONCEPT**

A design concept is a set of ideas upon which the development plan is based. The concept derives from interpreting the site's potentials and limitations (through the site analysis), the applicant's needs and desires, and the community design objectives. These interests, sometimes in conflict, must be balanced through a rigorous and thoughtful design process. The Design Review Board will carefully weigh this balance and will be sensitive to both developer and community interests.

### **D. SITE DESIGN REVIEW CRITERIA**

Following are general criteria to be used in the review of site development proposals:

#### **(1) RELATIONSHIP TO EXISTING NATURAL FEATURES:**

- Has the project attempted to minimize grading and alteration of natural landforms?
- Does the project minimize potential surface drainage problems on neighboring properties and provide adequate drainage on-site?
- Does the project consider important vegetation, rock outcroppings, and other natural features?
- Does the site plan minimize potential problems of building in areas of excessive slope, poor soil, slide potential or flood plain?

(2) CIRCULATION AND PARKING:

- Does the project have a clearly organized circulation plan for automobiles, pedestrians and service vehicles?
- Are access points to public roads located for safety and smooth traffic flow? Are the number of curb openings to public roads minimized?
- Are parking and service areas located and landscaped to minimize public view from roads and neighboring properties?
- On hillside sites, do new roads and streets conform to existing land contours?

(3) INTERNAL SITE DESIGN:

- Are buildings and open spaces organized to take advantage of the spaces between buildings as opportunities for outdoor living and activities, as transitions between indoors and outdoors, and as potential points of "focus" for the development?
- Do buildings and building groups strive to form compact clusters to economize in the use of land and create larger open spaces on the site?
- Does the site plan and planting take advantage of climatic influences to protect from sun, wind, noise, odors and maximize energy efficiency?

## 2. PROTECTION OF NATURAL FEATURES

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### INTENT:

All development proposals shall demonstrate an effort to retain significant existing natural features characteristic of the community's landscape. Existing topography and land forms, drainage courses, rock outcroppings, vegetation and views shall be recorded in the Site Analysis.

### GUIDELINES:

#### A. OAKS, SYCAMORES, EUCALYPTUS AND OTHER MATURE TREES

##### Intent:

The community recognizes native oaks, sycamores and eucalyptus as significant historical, aesthetic and ecological resources that contribute to the distinctive character of many areas of the town. The purpose of this guideline is to create favorable conditions for the preservation and propagation of this valued plant heritage. If a tree has to be removed to make a development feasible for economic or safety reasons, then it may be removed, but it is recommended that appropriate replacement of trees be made in landscaping areas.

##### Definitions:

"Oak tree" shall mean any tree of the quercus genus more than 8 inches in diameter as measured four and one-half (4<sup>1/2</sup>) feet above the root crown; or, in the case of a sycamore with more than one trunk, any such tree with a diameter of any two trunks of at least 16 inches as measured four and one-half (4<sup>1/2</sup>) feet above the root crown.

"Sycamore tree" shall mean any tree of the planatus genus more than 12 inches in diameter as measured four and one-half (4-1/2') feet above the root crown; or, in the case of a sycamore with more than one trunk, any such tree with a diameter of any two trunks of at least 16 inches as measured four and one-half (4-1/2') feet above the root crown.

##### Guidelines:

Site development plans should strive to retain as many native mature trees as possible without affecting an economic hardship.

#### B. TOPOGRAPHY

Siting of buildings, grading, drainage, streets, walkways and plantings on gradients of 15% or greater shall show respect for the natural terrain.

Building pads are to be sited within the zoned setbacks and are to disturb the natural contours as little as possible. Balancing of cut and fill areas is encouraged.

#### C. ROCKS

The retention of natural rock outcroppings is encouraged, if economically feasible, either through the retention of their natural placement or through their use in the landscaping elsewhere on the property.

### 3. ARCHITECTURAL CHARACTER

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#### INTENT:

This guideline applies to all commercial and multi-family residential development subject to Design Review.

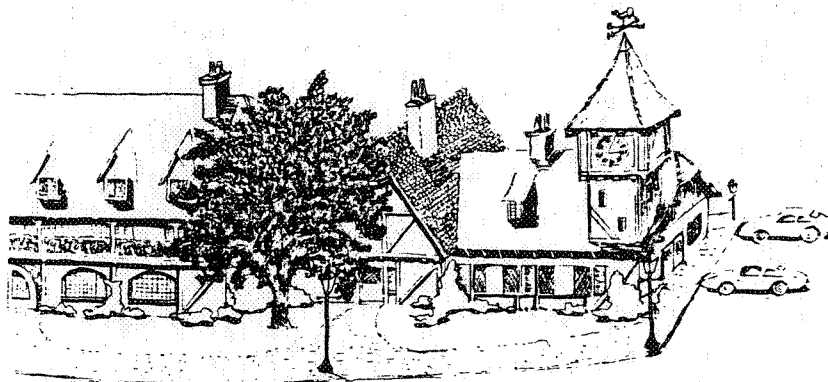
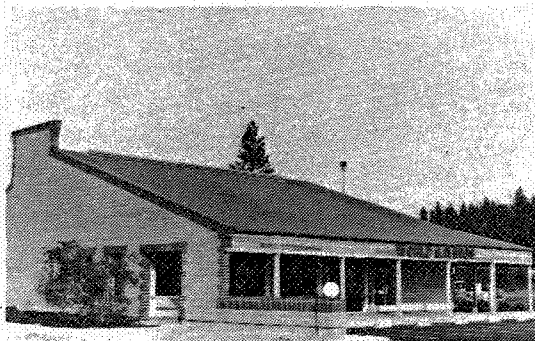
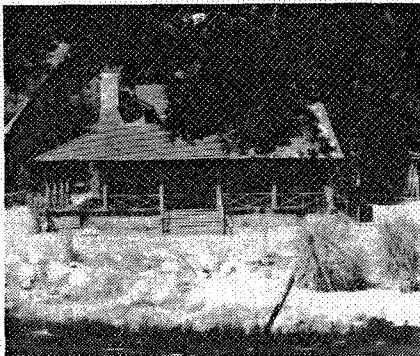
The purpose of this guideline is to define an architectural vocabulary that will provide continuity to Alpine's commercial and higher-density residential buildings. While some basic and consistent architectural principles are defined, variety and individual expression within this framework are encouraged. New development should recognize Alpine's objective to create a distinct character that distinguishes it from other San Diego County communities. The town desires a character of architecture that will closely relate to its foothill landscape and reflect its rich history as a mountain settlement.

#### GUIDELINES:

The architectural character of new buildings in Alpine should reflect its mountain village history and location by incorporating the basic architectural elements described herein. Use of these elements does not require historical replication, nor does it encourage false or contrived expression. Contemporary use and interpretation of basic elements is a valid means of achieving this Guideline's intent.

Architectural character is formed by the basic elements of a building and the manner in which they are combined. There is opportunity for variety within any given character, achieved by the way the basic elements are interpreted and the degree of contemporary or traditional values incorporated.

The following pages provide details that illustrate architectural elements and characteristics desired. Not all elements must be used, nor does this preclude the use of other elements which contribute to or are compatible with the character sought.

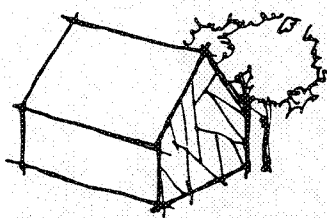




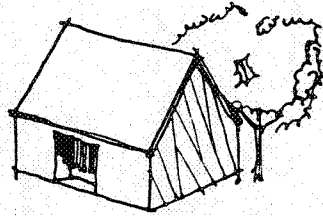
## A. BUILDING FORM, MASSING AND ELEVATION

### (1) Shade and Shadow

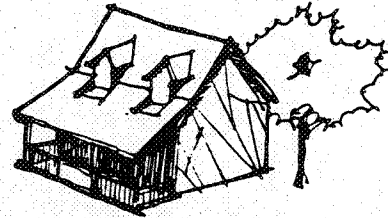
The visual pattern of light and shadow gives a building depth and substance. Every building should have shadow relief. Offsets, projections, overhangs and recesses all may be used to produce effective shadow interest areas. Large unbroken expanses of wall or facade should be avoided.



*NO SHADOW RELIEF*



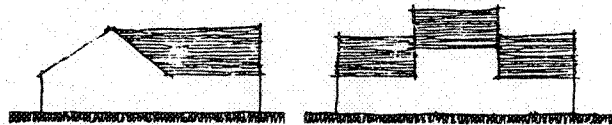
*RECESSED AREA  
PROVIDES SHADOW*



*PORCH, DORMERS,  
EAVES PROVIDE SHADOW*

### (2) Plan Offsets

Changes in roof pitch orientation should normally be accompanied by plan offsets on primary elevations. Similarly, abrupt changes in adjacent eave heights require plan offsets to soften appearance.



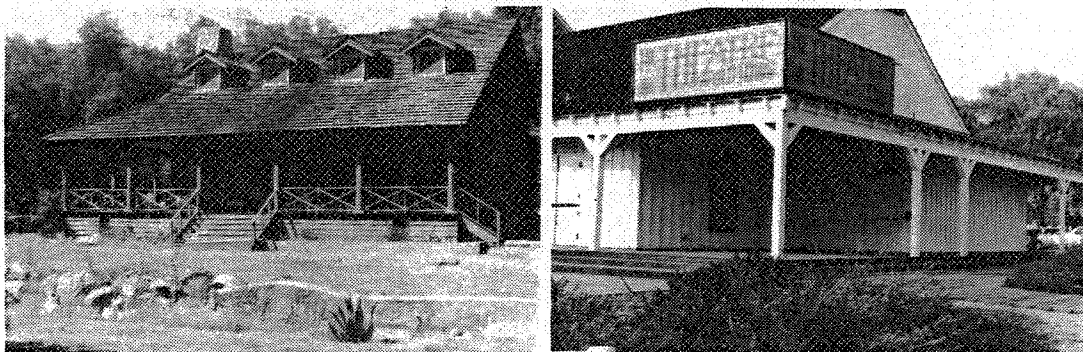
*NOT RECOMMENDED*



*RECOMMENDED*

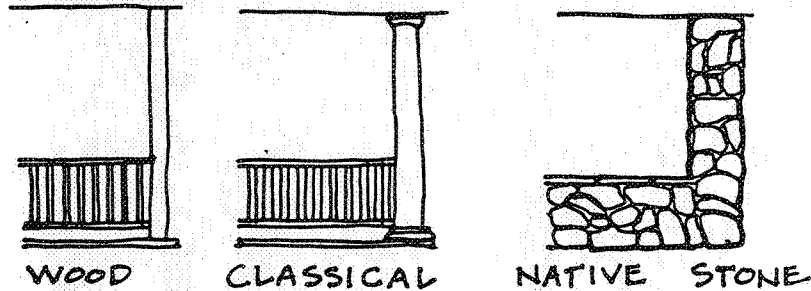
### (3) Porches

A porch is a sheltered entrance which may be open or enclosed to make an outdoor room or other protected space. Porches are encouraged as means of providing useful outdoor spaces and transitions between indoors and outdoors. They add visual interest to a building by providing shade and shadow, creating a sense of depth. A porch can give a building character and may often be used as the dominant element of a building elevation.



Porches may be "inset" under the principal roof or extended as a projection relatively independent of the main roof.

Porch columns may be treated in a variety of ways to add detail to the building.



(4) Elevations and Building Facade Materials

Special consideration should be given to the design of neighboring buildings to create a consistent human scale.

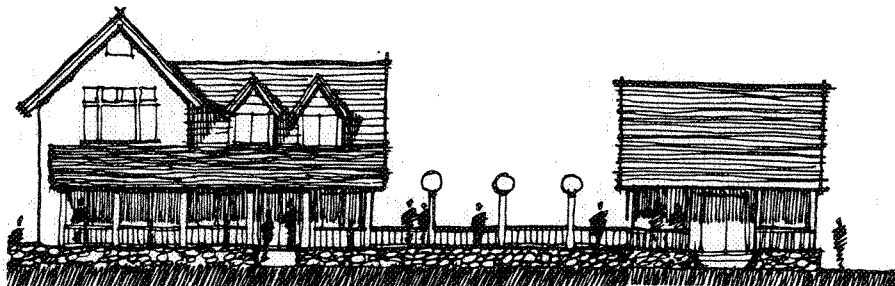
Following is a list of building materials whose use is encouraged:

- a. Wood siding painted with light colors or stained in natural wood tones.
- b. Cement plaster over masonry or wood frame.
- c. Walls built of or faced with stone or brick.
- d. Exposed timber beams and columns.
- e. Wood shingles.

Quality artificial materials may be used.

The following is a list of unacceptable building materials:

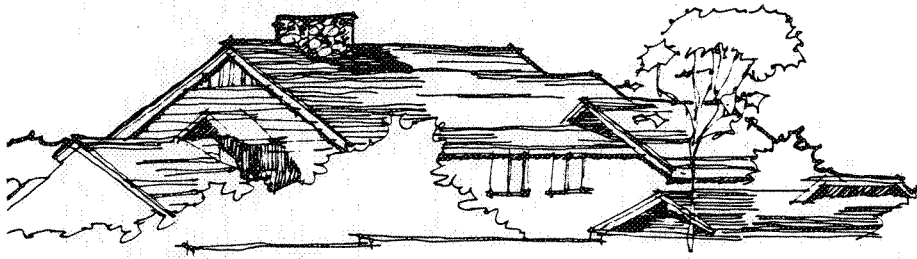
- a. Glass covering over 30% of an individual building facade. A greater percentage of glass may be acceptable if protected by a porch, loggia or other deep overhead projection.
- b. High contrast or brightly colored wall material covering over 10% of an individual building facade.
- c. Glass curtain walls.
- d. Highly reflective or mirrored glass.



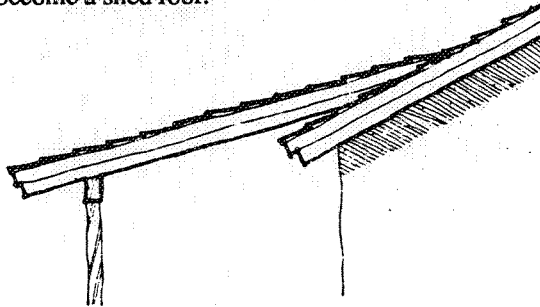
Neighboring buildings linked together.

## B. ROOF FORMS

- (1) Medium to steep gabled roof forms are favored, but optional, as is occasional use of dormers and shed roofs to add detail and scale.



Over porches and balconies the roof pitch may be changed to a more shallow angle and become a shed roof.



- (2) Earth tones are recommended and the following is a list of roof materials whose use is encouraged:

- a. Concrete tile or shingle.
- b. Clay tile roofs.
- c. Wood shingles and shakes.
- d. Composition shingles.
- e. Quality synthetic materials may be used.

- (3) The following roof materials are unacceptable:

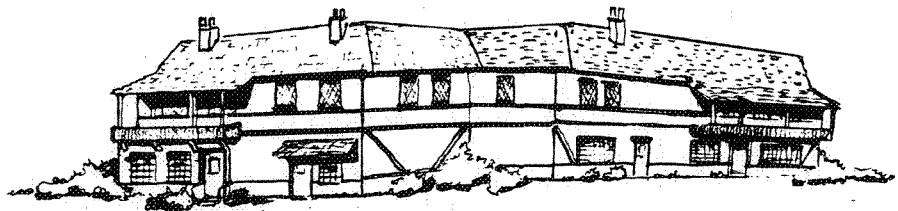
- a. High contrast or bright colors, including bright colored glazed tile.
- b. Galvanized sheet metal.
- c. Expansive areas of flat built-up roof, unless designed in accord with the following paragraph (4).

- (4) Built-up roof surfaces

When necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof itself, preferably earth tones.

If visible, built-up roofs must be accompanied by parapets to help screen them from view.

Commercial buildings with large flat roof surfaces may incorporate shed roofs, porches or trellises covering exterior walkways to aid in "scaling down" a structure.



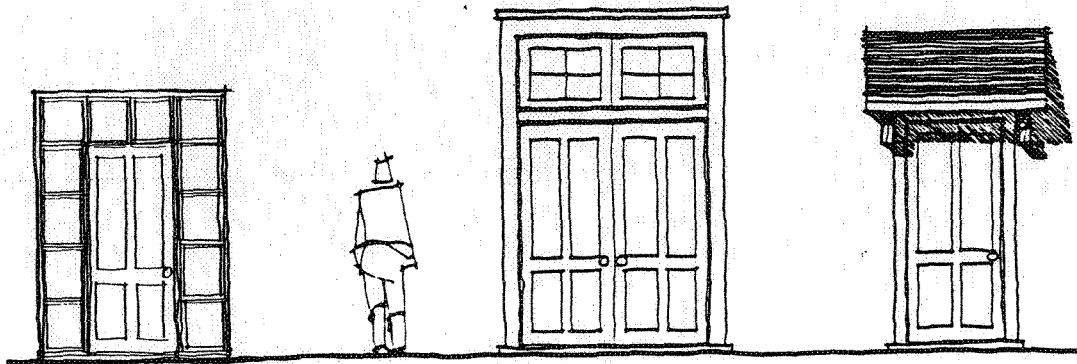
- (5) Dormers may be used on large roof forms to add scale, detail and shadow.

### C. ENTRIES, DOORS AND WINDOWS

Entries should be sufficiently emphasized so their location is apparent and clear. A porch, loggia or canopy may help mark an entrance and become an important characterizing element. If an entrance is located at the side of a building, the path from the public street and parking area to the entry should be clear.

#### (1) Entries and entry doors

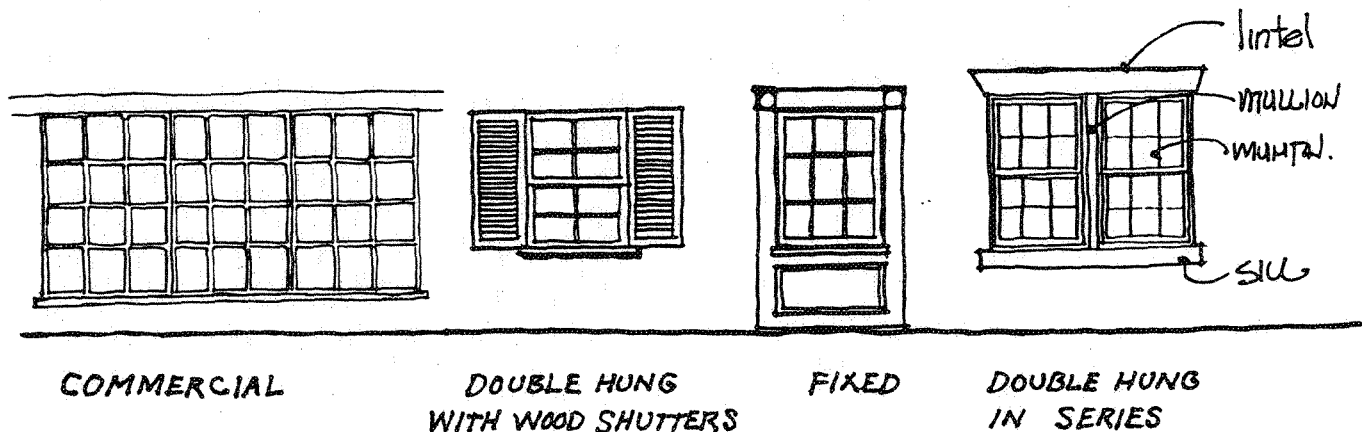
Entries and entry doors are especially important when used as the focal point of an elevation. Detail treatments can range from the use of wood trim, color accents, exposed timbers or combinations of architectural features such as pediments, moldings and small roofs to provide weather protection.



#### (2) Windows

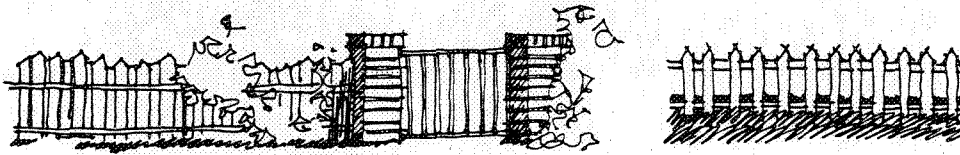
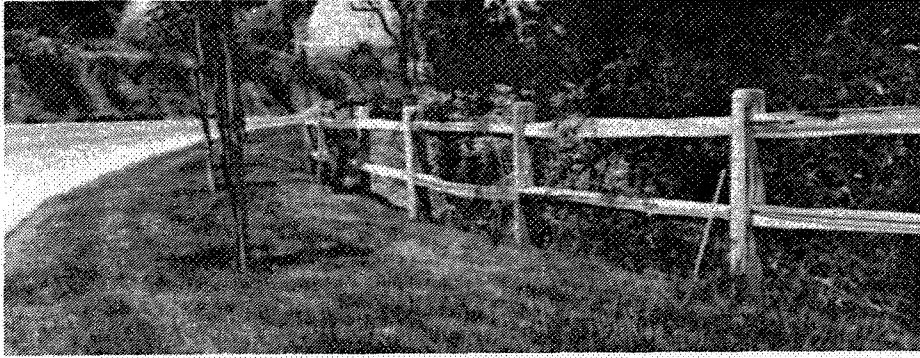
The design of window openings is determined by plan layout, view opportunities, furniture placement, sales display requirements and privacy considerations. It is desirable to design openings to develop a strong architectural character, particularly on facades visible from the street. Windows may be deeply-recessed to provide strong shadows.

Two story buildings need special attention to the design of windows to produce a consistent human scale. (Example: Large glass areas may be divided into smaller panes.)



## D. WALLS, FENCES AND ACCESSORY STRUCTURES

### (1) Fences and Walls



- (a) Walls and fences should be designed to be compatible with the total surrounding landscape and architectural character of the building and may be used to provide security, visual privacy and/or define a space.
- (b) Following is a list of wall and fence materials whose use is encouraged.
- Native stone
  - Common brick
  - Textured concrete masonry
  - Cement plaster over framing
  - Wood
- (c) Following is a list of fence materials whose use is not acceptable:
- Chain link, or open wire, except in landscape-screened service and security areas
  - Barbed wire
  - Corrugated metal
  - Bright colored plastic
- (d) Solid Walls
- Solid walls on "primary elevations" abutting sidewalks should be setback a minimum of 18" from edges of the sidewalks to allow for planting.
  - Free-standing walls are encouraged. Walls on sloping terrain should be stepped to follow the terrain.

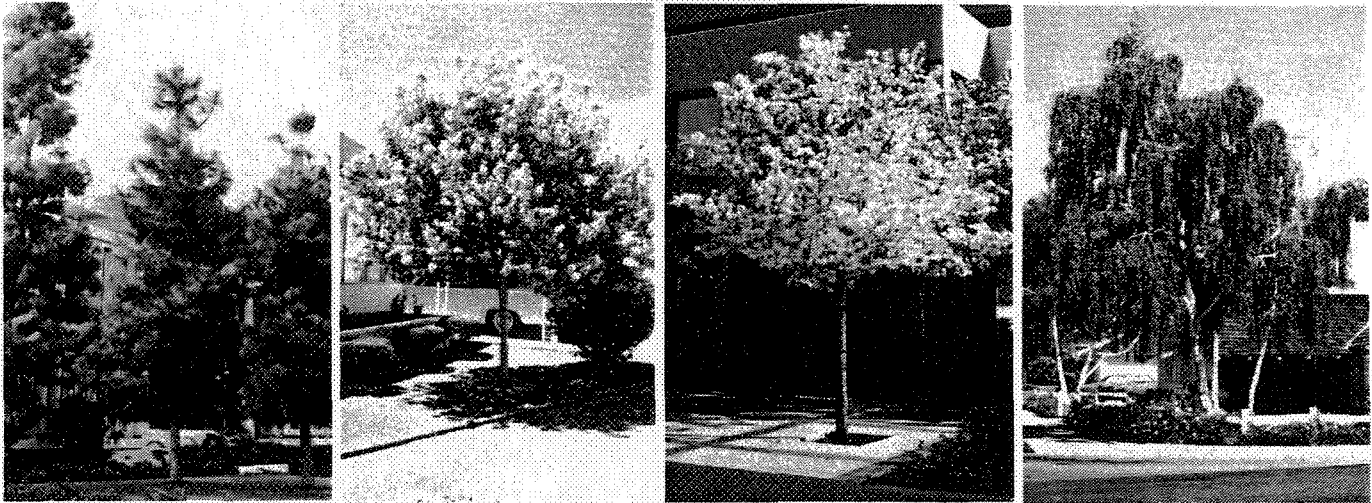


### (2) Accessory structures

Patio covers, storage spaces and other accessory structures should be consistent with the provisions of this manual.

#### 4. VISUAL LINKAGES, PLANTING DESIGN AND PLANT LISTS

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##### INTENT:

One of Alpine's important urban design objectives is to strengthen the continuity of the town landscape. A consistent set of planting principles and recommended plant species will help tie together dissimilar existing buildings, streets and open spaces.

Tree masses are a valuable means of defining outdoor spaces and visually linking a site development to the larger community landscape.

Trees should be emphasized in visible planting areas. Recommended as the theme tree to define Alpine's character as a mountain community is the pine - Canaray Island Pine and Aleppo Pine. This should be accompanied by ornamental trees for accent, color and seasonal change: Liquid Ambar, Crape Myrtle, Evergreen Pear and European White Birch. Native Poplars, Sycamores, Iron Bark and other Eucalyptus, and Alders are recommended in the back of buildings and along the banks of Alpine Creek, where they may be appreciated for their more rugged form.

Planting can help "anchor" a building to its site. Where possible, trees should be planted in order to: (1) define site boundaries between public and private spaces; (2) create transitions between new development and older buildings; and (3) to give form and definition to open space on the site; (4) screen service areas; and (5) soften the effect of parking areas.



## **APPLICATION:**

This Guideline, including the Alpine Plant Selection Guide on the following page, is recommended for all development proposals subject to Design Review. No artificial plants or turf or other objects not in harmony with the town center's design objectives are permitted.

The Design Review Board will allow other plant species and design principles compatible with Alpine's landscape, urban design objectives, climate and growing conditions.

### **A. PLANTING DESIGN PRINCIPLES**

#### **(1) Plazas and Courtyards**

Planting in the street-facing areas of the Town Center, building courtyards, and other areas adjacent to buildings should:

- a. Create shade for the comfort of pedestrians. Trees with canopy branches are recommended.
- b. Provide visual variety in the form of flowers and foliage texture. Colors in leaves and flowers is important.
- c. Reflect the local landscape using pines, flowering deciduous trees, and blooming shrubs.
- d. Plaza and courtyard planting can be more lush and colorful than the surrounding environment.

#### **(2) Streets and Yards**

New plantings along major streets and in large yard spaces should emphasize the natural grouping of trees in clusters in preference to the rigid alignment common to more urban areas.

#### **(3) Parking Lots**

In order to visually break up parking areas, design of plantings should:

- a. Use canopy trees to create shade.
- b. Use pines or accent trees on parking perimeters.
- c. Use coarsely textured groundcovers which will serve as both shrub and ground cover.

### **B. ALPINE PLANT SELECTION GUIDE**

Following is the Plant Selection Guide recommended for projects subject to Design Review. The Guide lists the characteristics of each plant species, the conditions under which it is best located, and its particular growing needs.



# ALPINE PLANT SELECTION GUIDE

## TREES

TREES	Plant location						Plant description				Height and width at maturity				Planting space required	Leaf type											
	Street	Median	Courtyard,	Park	Parking lot	Storefront	Open space	Evergreen	Deciduous	Semi-Deciduous	Round	Pyramid	Spreading	Slender		To 20 feet	20-40 ft.	40-60 ft.	0-5 ft.	5-10 ft.	10-15 ft.	2-6 ft.	6-10 ft.	10 ft. +	Small	Medium	Large
AGONIS FLEXUOSA (Peppermint Tree)																											
ALBIZIA JULIBRISSIN (Silk Tree)																											
BETULA ALBA (White Birch)																											
BRACHYCHITON POPULENUS (Bottle Tree)																											
CALLISTEMON CITRINUS (Bottlebrush)																											
ERIOBOTRYA DEFLEXA (Bronze Loquat)																											
EUCALYPTUS NICOLLII (Willow Peppermint)																											
EUCALYPTUS SIDEROXYLON (Red Ironbark)																											
EUCALYPTUS TORQUATA (Coral Gum)																											
JACARANDA MIMOSIFOLIA																											
LAGERSTROMIA INDICA (Crape Myrtle)																											
LIQUIDAMBAR																											
OLEA EUROPAEA (Olive)																											
PINUS CANARIENSIS (Canary Island Pine)																											
PINUS HALEPENSIS (Aleppo Pine)																											
PLATANUS ACERIFOLIA (Plane Tree)																											
PYRUS KAWAKAMII (Flowering Pear)																											
QUERCUS AGRIFOLIA (Coast Oak)																											
QUERCUS ILEX (Holly Oak)																											
SCHINUS MOLLE (Cal. Pepper)																											
SCHINUS TEREBINTHIFOLIA (Brazilian Pepper)																											

## SHRUBS

CEANOTHUS SPECIES (Cal. Lilac)																									
CERCIS OCCIDENTALIS (West. Redbud)																									
GREVILLEA NOELLI																									
HEMEROCALLIS (Day Lilies)																									
HETEROMELES ARB. Toyon																									
JUNIPERUS SPECIES																									
LANTANA SPECIES																									
MAHONIA SPECIES																									
MELALEUCA NESOPHILA (Pink Melaleuca)																									
NANDINA DOMESTICA (Heavenly Bamboo)																									
OLEANDER																									
PITTOSPORUM TOBIBA VARIETIES																									
RIBES SPECIES (Currants) (Gooseberries)																									
ROSMARINUS OFFICINALIS (Rosemary)																									
RHUS SPECIES																									
TECOMARIA ARBUTIFOLIA																									

## GROUND COVERS

ACACIA RENDOLENS																									
ARCTOSTAPHYLOS "EMERALD CARPET" (Manzanita)																									
BACCHARIS PILULARIS (Coyote Bush)																									
CEANOTHUS GRISEUS HOR.																									
GAZANIA																									
HEDERA SPECIES (Ivy)																									
ICE PLANTS																									
LUPINUS SPECIES (Lupine)																									
ROSMARINUS OFF. ("Prostrata")																									

TREES	Growth rate			Soil	Sun	Special qualities										Possible Problems for Trees												
	Slow	Moderate	Fast			Sand	Loam	Clay	Rocky	Sun	Shade	Half sun	Shade	Wind buffer	Erosion	Air filter	Aromatic	Wildlife	Flowers	Fall color	Screen	Summer color	Surface roots	Insects	Brittle	Fruit	Maintenance	High water table
AGONIS FLEXUOSA (Peppermint Tree)		•			•							•				•												
ALBIZIA JULIBRISSIN (Silk Tree)		•			•							•																
BETULA ALBA (White Birch)			•		•														•								•	
BRACHYCHITON POPULENUS (Bottle Tree)		•			•																				•			
CALLISTEMON CITRINUS (Bottlebrush)		•			•																							
ERIOBOTRYA DEFLEXA (Bronze Loquat)			•		•						•																	
EUCALYPTUS NICOLLII (Willow Peppermint)					•								•													•		
EUCALYPTUS SIDEROXYLON (Red Ironbark)					•																							
EUCALYPTUS TORQUATA (Coral Gum)					•																							
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LAGERSTROMIA INDICA (Crape Myrtle)		•			•																							
LIQUIDAMBAR					•																							
OLEA EUROPAEA (Olive)		•			•																							
PINUS CANARIENSIS (Canary Island Pine)			•		•																							
PINUS HALEPENSIS (Aleppo Pine)		•			•																							
PLATANUS ACERIFOLIA (Plane Tree)			•		•																							
PYRUS KAWAKAMII (Flowering Pear)			•		•																							
QUERCUS AGRIFOLIA (Coast Oak)		•			•																							
QUERCUS ILEX (Holly Oak)					•																							
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LUPINUS SPECIES (Lupine)																											
ROSMARINUS OFF. ("Prostrata")																											

## 5. DEVELOPMENT ALONG ALPINE CREEK

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### INTENT:

Alpine Creek has potential to become an important amenity to Alpine's Town Center. Provisions herein related to creek development shall be optional to the property developer. But areas of the creek presently covered by open space easement or dedication shall remain so covered.

Development along Alpine Creek may incorporate the Creek as an amenity in site plans. The Creek bed can become a pleasant space or point of focus on the site.

If the applicant chooses to maintain the Creek on his/her property:

### GUIDELINES:

- A. The creek bed should be kept as close as possible to its natural state. Within the bed, selected native riparian trees should be saved. Other vegetation may be cleared to open up better views to the creek and improve access. See the Guideline "Planting Design and Plant Lists" for new plant selection.
- B. Stream Bank Stabilization
  - (1) Hand-placed rock may be used. The bank should be graded, before placing the stone, at a slope no greater than  $2\frac{1}{2}$ :1. The rock usually must be placed on a bed of gravel or crushed stone. This method is one of the most aesthetically acceptable stream protection measures.
  - (2) Rock riprap forms a flexible protective lining which is not as susceptible to settlement and undercutting as rigid linings. Due to its roughness, it helps dissipate the stream's energy.



Alpine Creek

## 6. SITE LIGHTING

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### INTENT:

Site lighting should minimize emission of light rays into both the night sky and neighboring properties. Carefully-designed site lighting plans are required to provide the best balance between site safety, security and appearance considerations.

Consistent site lighting patterns will help integrate the community's commercial development and prevent commercial lighting from interfering with residential properties.

### REFERENCE:

San Diego County Ordinance 7155 establishing a Light Pollution Code for the County with strict limits on permitted lamp type, wattage, requirements for shielding, and hours of operation applies to all development.

### GUIDELINES:

#### A. GENERAL REQUIREMENTS

Site lighting shall be limited to that necessary for security, safety, identification or appropriate recreational use. Site lighting for accent or decorative purposes should utilize low wattage fixtures in a careful manner. The Design Review Board will not recommend lighting plans that conflict with community character or provide excessive levels of lighting.

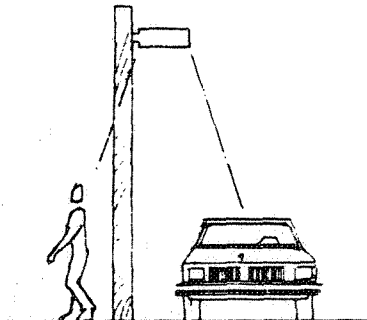
#### B. PARKING AREA AND PRIVATE STREET LIGHTING

All parking lot and private street lighting shall be fully shielded so that all light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

Overhead luminaires mounted at a maximum of 15 feet height are recommended for commercial parking areas and should be located to direct light away from public streets and adjoining properties. Luminaires mounted over 15 feet high are not permitted except in special circumstances. In residential parking areas, the maximum permitted luminaire mounting height is 15 feet. A large number of lower fixtures is preferred over a few high-masted standards. All light sources must be screened in such a manner that they do not illuminate an adjoining property.

On residential parking lots, locate lamps to minimize interference with bedroom windows.

All parking lot lighting should be integrated with landscaping.

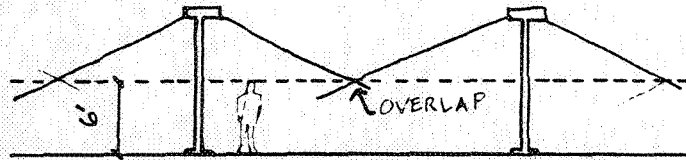


## C. WALKWAY, GARDEN AND ACTIVITY AREA LIGHTING

### (1) Overhead Lighting

When overhead fixtures are used along a walkway, locate them so that light patterns overlap at a height of approximately 6 feet. This is sufficiently high to illuminate a person's body vertically. At hazardous places such as changes in grade, lower-level supplemental lighting is recommended.

Recommended mounting height for overhead fixtures along walkways is 8-12 feet.



### (2) Lower-Level Lighting

Along walkways, low-level lighting in the form of bollards or mounted on small posts is encouraged. When low-level lighting (below eye-level) is used, fixtures should be placed to minimize glare. Shatter-proof lamp coverings are recommended. Posts should not be located to present hazards for pedestrians or vehicles.

## D. SITE LIGHTING FIXTURES

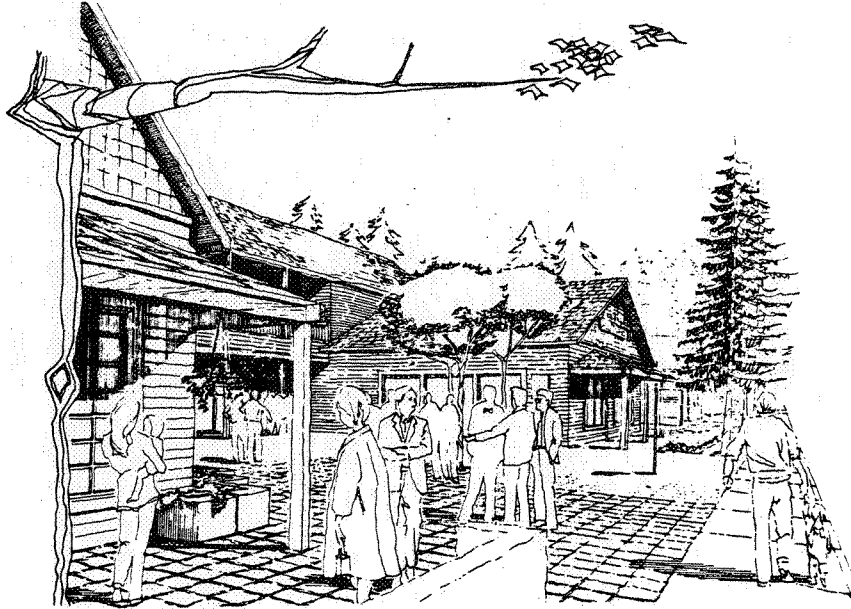
Fixtures should be compatible with the architectural character of the buildings served.

If wood fixtures and fixtures mounted on wood poles are used, it is recommended that they be natural, stained or painted with earth tones.

All other poles should be black, dark grey, dark brown or earth tone. Planting at the base of poles is encouraged, although access to pole and pullbox must be preserved.

## 7. SITE PLANNING PRINCIPLES: COMMERCIAL DEVELOPMENT WITHIN THE COUNTRY TOWN BOUNDARIES

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Mixed use developments incorporating housing, hotel rooms or offices above shops or grouped around the back courtyards are encouraged.

### GUIDELINES:

#### A. DEVELOPMENT REGULATIONS

##### (1) BUILDING SETBACKS

Along Alpine Boulevard the minimum building setback shall be 51 feet from center-line.

Along Tavern Road, South Grade Road, Arnold Way, West Victoria Drive, South Marshall Road, and Administration Way the minimum building setback shall be 5 feet from the ultimate right-of-way line unless the zoning requires a greater setback.

All other front and exterior side yard setbacks for commercial development shall be 10 feet from the ultimate right-of-way line of the abutting street.

The rear yard building set backs shall be at least ten feet from the property line.

Consideration shall be given to narrow lots where interior side yard setbacks would create a hardship.

##### (2) BUILD-TO LINE

In order to maintain a consistent setback pattern in the Town Center along Alpine Boulevard, buildings should be located on or near the front setback line.

At least 75% of a building's front elevation parallel to the street shall be located on the front setback line.

## B. MULTI-BUILDING COMMERCIAL DEVELOPMENTS

In commercial developments of more than one building, organize building elements around courtyards or group them in compact clusters to create coherent and useful outdoor spaces.

Recognize the importance of spaces between buildings as "outdoor rooms" on the site. Outdoor spaces should have clear, recognizable shapes that reflect careful planning and are not simply "left over" areas between buildings.

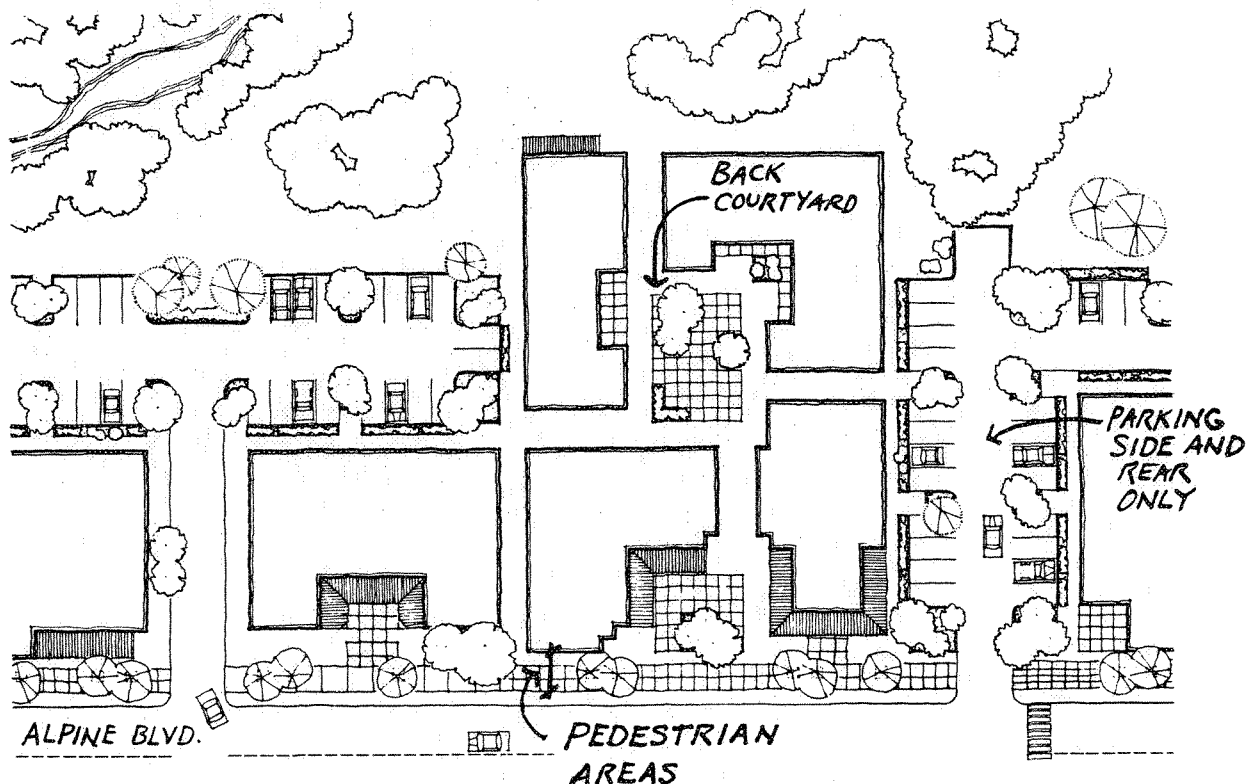
Separate courtyard and other pedestrian spaces from parking lots by low walls and/or vegetation.

## C. STREET-FRONTING AREAS

The entire space between the front elevation of the building and the front property line shall be developed as a paved and landscaped area.

Paving materials which incorporate color and texture are encouraged. Local stone (highly encouraged), brick, tile and concrete with exposed aggregate are most desirable. Wood planks, asphalt and gravel (except in small areas) are not acceptable.

At least 20% of the area must be planted with trees, shrubs or ground cover. At least one tree (minimum size 15 gallon) shall be provided for each 250 square feet of area.



Illustrative Plan. Alpine Town Center.

Low fences and walls up to 3 feet high are permitted in or at the edge of the paved and landscaped space. (See Part III, 3, Architectural Character)

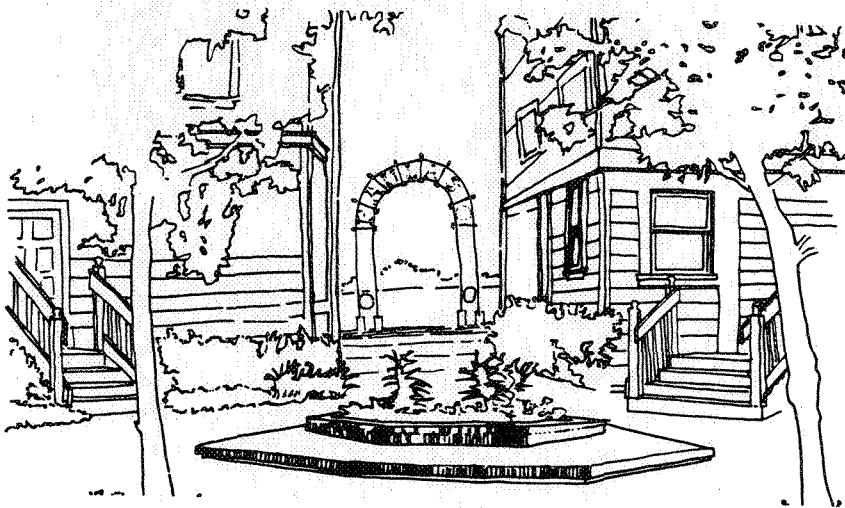
#### D. PARKING AREAS AND DRIVEWAY ACCESS

##### (1) PARKING AREA LOCATION

In order to further strengthen the Town Center's village character and, in part, to encourage pedestrian foot traffic, off-street parking areas are not permitted between the front or side street elevations of a building and the public street. On-street parking is subject to County ordinances and other laws and is not affected by these provisions.

##### (2) DRIVE-THRU LANES

Drive-thru lanes and drive-up windows are not permitted between the front or side street elevations of a building and the public street.



Inner courtyard behind street-fronting building.



Covered walkways encouraged.



## 8. OFF-STREET PARKING AREAS: COMMERCIAL DEVELOPMENT

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### INTENT:

The visual impact of parking areas should be minimized by appropriate screening, and by interrupting continuous rows of parking spaces with planting.

### APPLICATION:

This Guideline applies to all commercial development within the Alpine Design Review area.

### GUIDELINES:

#### 1. PARKING AREA CRITERIA

- a. Parking areas may not be located between the front or side street elevation of a building and the public street. All parking areas are to be located at the rear or interior side of a building site.
- b. Driveways must observe the same criteria as parking areas, except for necessary access to a public street.
- c. Encourage neighboring commercial properties to link parking areas together and share driveways.

#### 2. PARKING AREA SCREENING

- a. Use planting, low walls or fences to visually-screen parking areas from street view.

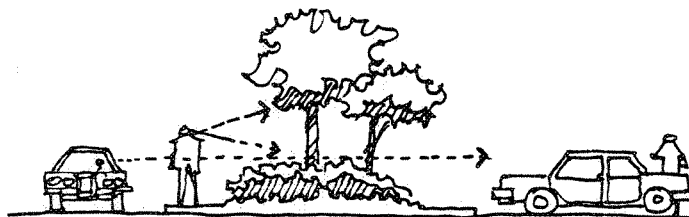
Shrubs or other plant materials used for screening should form a continuous screen. At initial planting, a minimum of one gallon shrubs should be required. If earth berms are used, they must be planted with trees, shrubs or ground covers.

Walls and fences may be used to screen parking areas (see Guideline 4). Solid walls more than 3 feet high must be accompanied by planting along their perimeter.

Walls under 3 feet high and open wood fences may be used for screening, but only in combination with vegetation to screen the parking area from street view.

Vegetation, walls and fences shall be interrupted and carefully tapered at driveway entrances to prevent obstructing the view of oncoming traffic.

- b. Commercial parking areas which abut residentially-zoned property must be screened from view of the residential property with a solid fence, wall, hedge, or other dense plant material.



USE SHRUB PLANTING, LOW WALLS,  
EARTH BERMS, AND TREE PLANTING

### 3. SMALL PARKING AREAS

Small parking areas of 24 cars or less are encouraged. When parking requirements exceed 24 spaces, separate the lot into smaller lots interrupted by planted areas.

### 4. MINIMUM LANDSCAPED SPACE

A minimum of 5% of the interior of all parking lots over 15 spaces shall be landscaped open space. Required setback area and perimeter planting are not to be counted toward this interior requirement.

### 5. TREE CANOPIES

Tree canopies are recommended to soften the visual impact of parking areas and relieve them from heat build-up.

To provide a canopy, one of the following methods is recommended:

- a. A planted island or break at least 5 feet wide shall be provided at an interval of at least every 6 parking spaces in a row. At least 1 tree of minimum 15-gallon size shall be provided in each required break. (Diagram 1.)
- b. One tree planted at an interval of at least every 3 parking spaces. (Diagram 2.)

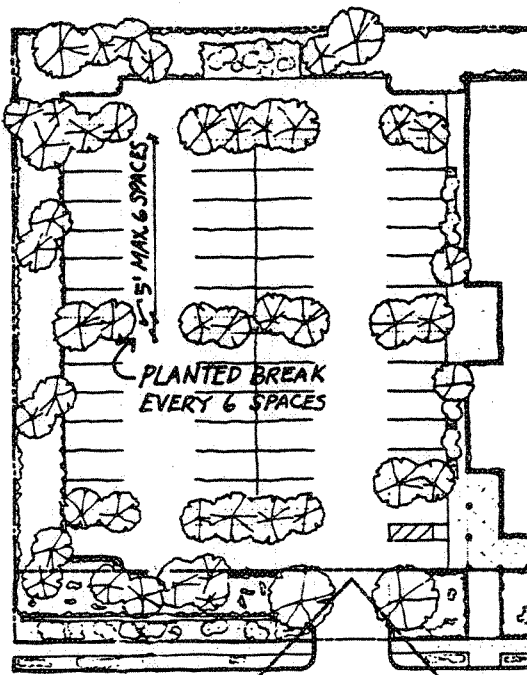


Diagram 1.

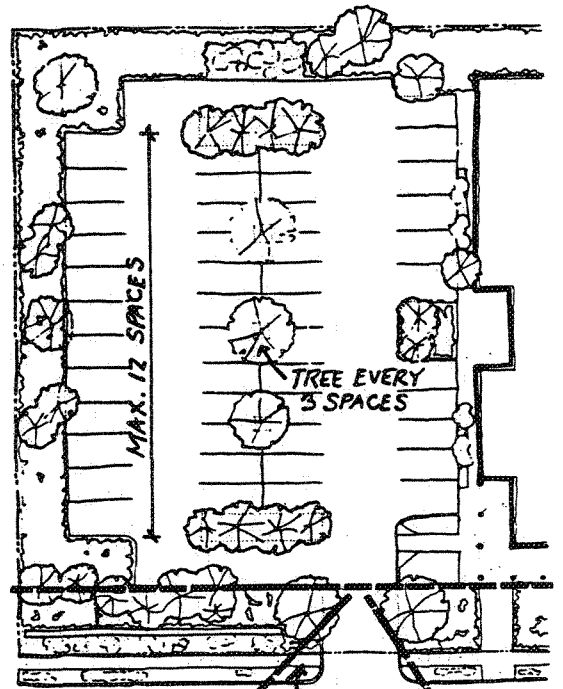


Diagram 2.

VISION AREA  
KEEP CLEAR

### 6. PARKING LOT-BUILDING TRANSITION SPACE

A planted transition space shall be provided between building and parking areas.

See County of San Diego, "Offstreet Parking Design Manual" (Department of Planning and Land Use) for parking area and driveway requirements.

## 9. SITE PLANNING PRINCIPLES: RESIDENTIAL DEVELOPMENT

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### A. PLANNING PRINCIPLES

#### INTENT:

Although flexibility in multi-family residential site planning is desired, the aggregate effect of residential developments being unrelated to one another and the community as a whole often produces isolated "compounds" with little concern for the public environment. Residential developments surrounded by parking lots and rows of garage doors along public streets are examples of practices to be avoided.

#### APPLICATION:

This Guideline applies to all residential development subject to Design Review.

#### GUIDELINES:

##### (1) INTEGRATION OF STREETS AND SIDEWALKS

- a. New residential developments should align public streets and sidewalks with those of adjacent developments, avoiding the tendency to become enclaves apart from the neighborhood and community. Public streets should be planned to be continuous through adjacent residential developments so as to weave the community together and simplify traffic circulation patterns.
- b. Within residential developments, avoid long rows of perpendicular or diagonal parking adjacent to private and public streets and in parking lots.

##### (2) BUILDING TO STREET RELATIONSHIP

The site concept should recognize the traditional value of the street as a place of focus where the image and identity of a residential neighborhood is formed. The desired pattern is to have direct, frontal relationships between buildings and streets, avoiding building isolated in the rear of a site or oriented toward parking lots.

- a. Orient buildings to define street spaces within the site and toward existing public streets at the perimeter of the site.
- b. Provide as many dwellings as possible with a sense of address on the street. Two methods are recommended:
  - Through visible street entrances (front door of each dwelling faces the street).
  - Through a common, street facing courtyard, with doors to dwellings facing the courtyard.
- c. Off-street parking areas should not be located between a residential building and the public street - locate to the rear or sides of buildings.

##### (3) FENCES AND WALLS ALONG PUBLIC STREETS

Residential developments that appear as continuous walled compounds isolated from the community are discouraged. While walls and fences are often needed for security, sound isolation and privacy, these objectives can often be met by careful design that controls the height and length of walls, develops breaks and setbacks, and uses planting for screening and relief.

Continuous solid fences or walls over 42 inches high should be avoided along public streets. When used along a street, they must be broken at minimum 50 foot intervals with a 10 foot wide by 2 foot deep recess. The entire length of the wall and the recessed area must be planted.

(4) **RESIDENTIAL LANDSCAPE REQUIREMENTS**

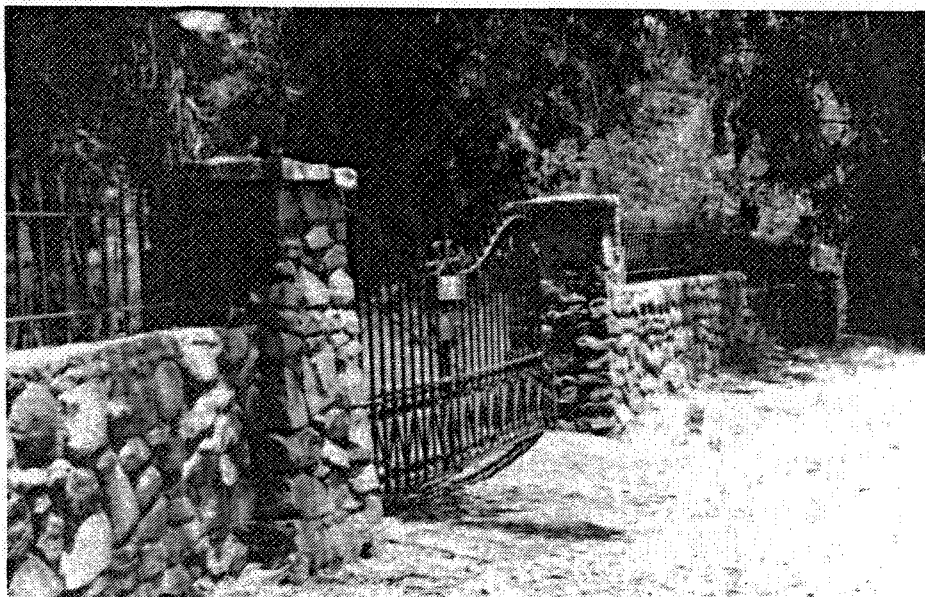
The entire required front yard area and at least 50% of required exterior side or visually impacting yard areas shall be landscaped. At least one tree of minimum 15 gallon size shall be provided for each 400 square feet of required landscaped area. See Guideline "Planting Design and Plant Lists" for plant selection criteria.

**B. GROUP OPEN SPACE**

It is intended that County regulations for usable open space shall apply; but in no case should there be less than 15% of the site dedicated to landscaping and usable open space.

Because of Alpine's unique/severe topography, it is intended that the open space criteria include slopes over 10%.

Applicants are encouraged to aggregate group open space into large areas where feasible.



## 10. OFF-STREET PARKING: RESIDENTIAL DEVELOPMENT

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### INTENT:

The visual impact of off-street parking areas should be minimized as viewed from public streets and neighboring residential properties.

### APPLICATION:

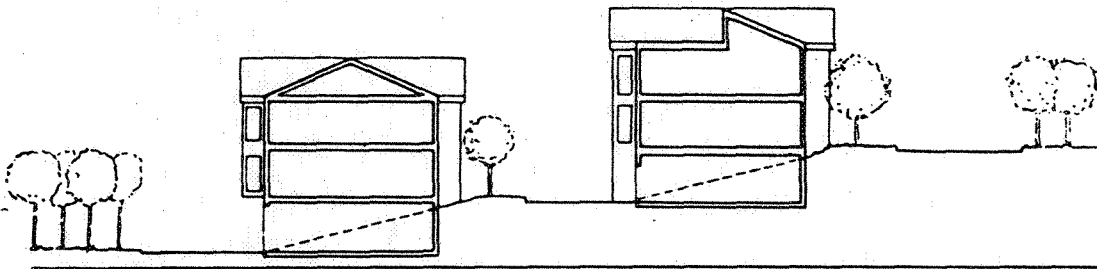
This Guideline applies to parking areas of 6 spaces or more in all multi-family residential development.

### GUIDELINES:

#### A. COVERED PARKING

Covered parking areas - by means of garages, carports and trellised canopies - are encouraged.

For sloping sites, tuck-under parking is often an economical solution that economizes in the use of land.



#### B. SIZE AND LOCATION OF UNCOVERED PARKING LOTS

Off-street parking areas are not to be located in required front and exterior side yard setback areas. Place all parking and service areas in the least visible location as viewed from public streets.

Parking areas shall be limited to a maximum of 24 spaces on any single lot. Ten foot planted breaks shall separate adjacent lots.

Long rows of perpendicular or diagonal parking located parallel to streets shall be interrupted at least every six spaces by a planted break a minimum of 5 feet wide.

#### C. LANDSCAPE REQUIREMENTS

(1) A minimum of 5% of the interior of all parking lots shall be landscaped open space. Required yard setback areas and perimeter planting are not to be counted toward this interior requirement. At least one tree (minimum 15 gallon size) shall be provided for each 250 square feet of landscaped area.

(2) Screening

Use planting, low walls or fences to visually-screen parking areas from street view.

Shrubs or other plant materials used for screening should form a continuous screen. At initial planting, a minimum of one gallon shrubs should be required. If earth berms are used, they must be planted with trees, shrubs or ground covers.

Walls and fences may be used to screen parking areas. Solid walls more than 3 feet high must be accompanied by decorative planting along their perimeter.

Walls under 3 feet high and open wood fences may be used around the perimeter of parking areas, but only in combination with vegetation to screen the parking area from street view.

Vegetation, walls and fences shall be interrupted and carefully tapered at driveway entrances to prevent obstructing the view of oncoming traffic.

### (3) Tree Canopies

Tree canopies are recommended to soften the visual impact of parking areas and relieve them from heat build-up.

To provide a canopy, one of the following methods is recommended:

- a. A planted island or break at least 5 feet wide shall be provided at an interval of at least every 6 parking spaces in a row. At least one tree of minimum 15 gallon size shall be provided in each required break.
- b. In the perimeter area, one tree planted at an interval of at least every 3 parking spaces.

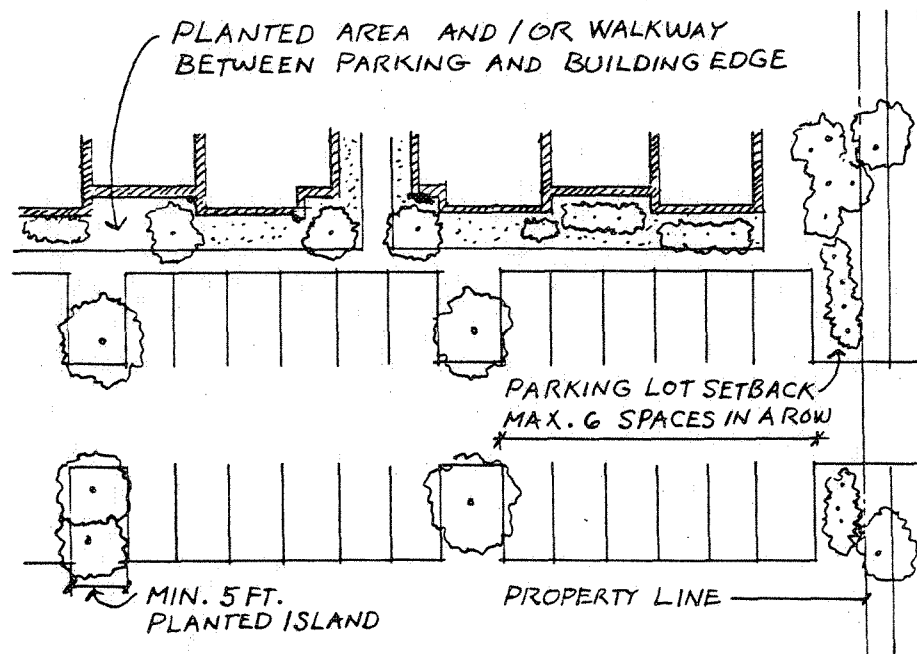


Illustration. Off-street residential parking area.

## 11. SIGNAGE

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### INTENT:

To preserve Alpine's rural residential character and emphasize the small-scale village environment, all Commercial, Industrial and Multi-Family signage should be consistent in design and materials and limited in its visual impact. The intention is to avoid typical strip development signage common to more densely-populated commercial streets of the County.

### APPLICATION:

This guideline applies to all Commercial and Industrial development.

### REFERENCE:

The provisions of the San Diego County Zoning Ordinance regulating On-Premises signs shall apply unless more restrictive provisions are listed in this Guideline.

### GUIDELINES:

#### A. GENERAL DESIGN CRITERIA

All signs should be of minimum size and height to adequately identify a business and the products or services it sells. Signage design should be carefully integrated with the site, building, and the total development. Within a development, signage should be consistent in location and design.

Signs should be carefully located for safety so as not to block driveway views of oncoming traffic.

#### B. DESIGN RECOMMENDATIONS

##### (1) SIGN TYPES.

To achieve consistency in Alpine's commercial and industrial signage, three primary sign types are recommended and illustrated:

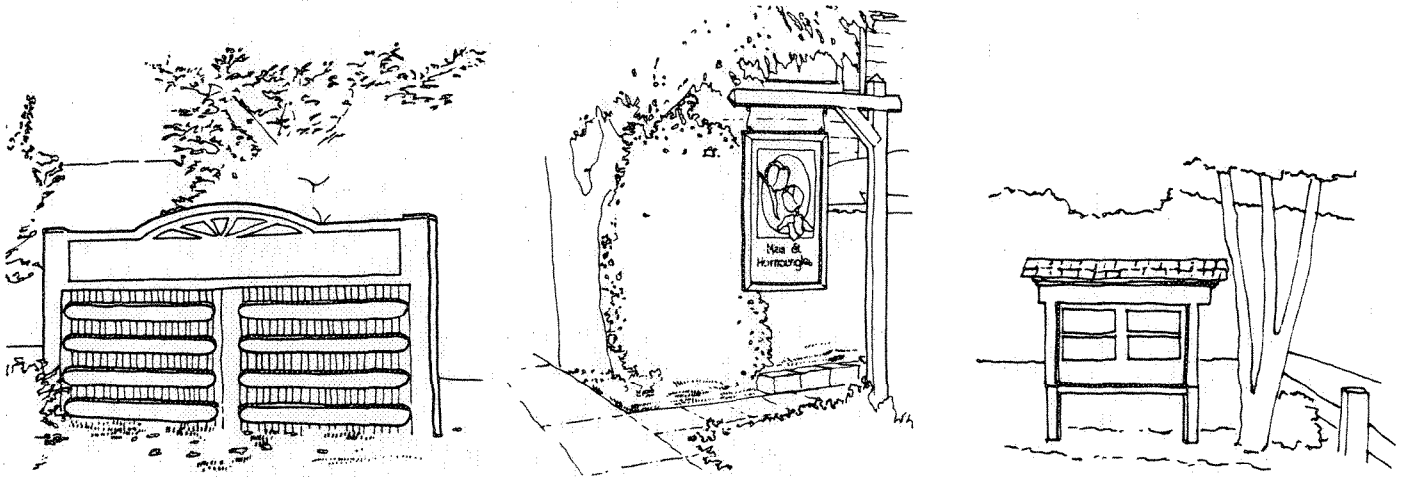
- a. Monument signs of wood construction with painted or raised letters and logos.
- b. Freestanding pole hanging signs of wood or ornamental metal (i.e. wrought iron) construction. Painted or raised letters and logos are recommended.
- c. Wall signs carefully integrated with the form and character of the building. Wood panel or raised letters are recommended, keeping them as small as possible. Signs which advertise only the name of a business entity, painted directly on the building face, are also permitted. Identifying designations on walls, such as grated entryways, will be individually considered.

##### (2) SIGN POSTS.

The recommended material for sign posts is wood with winter white, black or natural satin finish. If a metal post is used, the recommended color is black. Reflective and bright-colored posts should be avoided.

### (3) ILLUMINATION.

The recommended method of illumination is by light projected downward on the sign. The illumination source should be fully shielded, focused and not of excessive lumens.



Recommended Alpine Signs

## C. SIGN STANDARDS

The following standards more restrictive than County Zoning Ordinance Sections 6250-6289 shall apply to signs subject to this Guideline.

### (1) FREESTANDING AND MONUMENT SIGNS

#### a. Maximum number permitted

- i. One per street frontage is permitted for properties with 250 feet or less street frontage. One additional sign for properties over 250 feet street frontage is permitted. Properties with more than one establishment should consolidate their signs into a common sign (see D below).
- ii. One freeway-oriented sign may be substituted for one permitted freestanding sign.

#### b. Maximum Area of Sign Face

- i. Monument signs are limited to 18 square feet per face, are limited to 6 feet in length and 42 inches ( $3\frac{1}{2}$  feet) in height.
- ii. Freestanding pole signs are limited to 15 square feet per face, not to exceed 4 feet in length (for the sign panel), and are limited to 8 feet in height above finished grade. The pole and bracket of a hanging sign may be an additional 2 feet in height (10 feet height limit).

### (2) FREEWAY-ORIENTED SIGNS

Freeway-oriented signs (bordering freeway access ramps) shall be subject to existing regulations.

### (3) WALL SIGNS

- a. Maximum area: The total area of all signs on a building elevation is limited to 10% of the elevation area, up to a maximum of 100 square feet per building.
- b. Maximum height: top of the wall of facade to which attached.



#### **D. BUILDINGS WITHOUT STREET FRONTAGE**

Signs for buildings having more than one business where the majority of the businesses do not have frontage exposure (shopping malls).

- (1) In lieu of all other frontage signs, such multi-business properties may erect one directory per frontage, listing the names of all businesses in the building or complex.
- (2) Each sign will not exceed a total of 8 square feet/face for each business. The total must include the building or center name and logo if used, and may not exceed 150 square feet per face and 15 feet in height.
- (3) No building or center using such signs will have separate monument or freestanding pole signs on frontages for any one business or group of businesses.

#### **E. PROHIBITED SIGNS**

- (1) Roof signs and signs mounted on sloped parapets are not permitted.
- (2) Internally-illuminated plastic signs are prohibited in the Town Center, and other non-freeway oriented commercial property.
- (3) Neon is not permitted unless it can be shown to be consistent with the intent of the signage and architectural sections.
- (4) Projecting signs (signs projected from the building that are perpendicular to the building).

## 12. SPECIAL GUIDELINES FOR THE INDUSTRIAL AREA

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### INTENT:

New industrial development should give careful attention to the appearance of its edge conditions through adequate landscaping, setback requirements and the types of materials used in construction.

### APPLICATION:

This Guideline applies to all development on industrially zoned property.

### GUIDELINES:

#### A. SETBACKS

- (1) All buildings and accessory structures must be setback a minimum of 24 feet from front and side street property lines and 10 feet from interior side and rear property lines.

Paved areas such as parking lots, service and storage yards must be set back at least 10 feet from front and street side property lines, and 5 feet from interior side and rear yard property lines.

#### B. LANDSCAPED BUFFER ZONES

- (1) At public streets. A continuous and fully-landscaped zone at least 10 feet deep shall be provided along front and side street property lines, interrupted only by sidewalks and permitted curb cuts for driveways. At least one tree (minimum 15 gal. size) must be provided for each 250 square feet of landscaped area.

#### C. LANDSCAPE SCREENING

- (1) The following areas and elements of industrially-zoned properties require special landscaping attention:
  - At all lot lines with residential or commercially-zoned properties.
  - Buildings with large areas of solid or blank walls.
  - All service, parking, storage, utility, or other similar areas.
  - Chain link, board or industrial-type fences must be fully landscaped with planting.
- (2) Full landscape screening around loading docks, utility areas, mechanical equipment, shipping and receiving areas.
- (3) Recommended plant species:

##### TREES

Canary Island Pine  
Red Ironbark  
White Ironbark  
Red Gum  
Fern Pine  
Brazilian Pepper

##### SHRUBS

Tall Ceanothus  
Toyon  
Pink Melaleuca  
Oleander  
Mock Orange  
Lemonade Berry

#### D. SIGNAGE:

All signs should conform to the signage Section 11 of the Design Review Guidelines.

**E. SITE LIGHTING:**

Site lighting shall be limited to that necessary for security and safety, otherwise all site lighting should conform to the site lighting Section 6 of the Design Review Guidelines.

**F. ARCHITECTURAL GUIDELINES:**

Although a specific architectural character for industrial buildings is not required, the following general principles should be followed:

- (1) Exterior wall materials that contain integral color and texture. Materials such as pre-cast concrete, brick and split faced block are encouraged. Earth tones and warm, light colors are also encouraged.
- (2) When long walls are necessary and are visible from offsite, when possible, provide visual relief through pilasters, reveals, color and material change, landscaping or small offsets in plan.
- (3) Bright colored and highly reflective roof surfaces, including unpainted galvanized sheetmetal roofing, are not acceptable; however, metal roofing systems with integral color (earth tone) are encouraged.
- (4) Parapet walls must be at least the same height as any equipment or machinery stored on the roof of the building.
- (5) When necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof itself, preferably earth tones.

## 13. MOBILEHOME PARKS

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### INTENT:

It is recognized that local regulation of mobilehome parks is limited by provisions of state law. It is also recognized that a mobilehome park could be proposed nearly anywhere in the Country Town and it is impossible to anticipate such locations with application of the "B" Design Review designator. However, it is hoped that applicants for mobilehome park developments will cooperate with the Community Planning Group and the Design Review Board during their review of the Major Use Permit application to conform the design as nearly as feasible to the following guidelines.

Mobile Home Parks should be built in such a way that they will be compatible with other buildings and developments in the Design Review Area. Mobile Home Parks provide a unique challenge to the developer and the Review Board because the majority of the individual homes are pre-fabricated. It is possible, however, for some elements of the homes to contribute to the character outlined by these Guidelines. It is also possible for the Mobile Home community as a whole to use elements of landscaping, lighting, signage, and architectural character in the community buildings to enhance the park's environment.

### GUIDELINES: (See Part II, Sections 1-6, 9, 10 & 11)

- A. Mobilehome parks within the Alpine Design Review area shall comply with the "Mobilehome On Private Lot Regulations", Sections 6502 through 6506 of the County Zoning Ordinance with the exception of any reference to permanent foundations.
- B. Community buildings located within the Mobile Home Park should meet the same architectural standards as buildings in the previous commercial and multi-family sections.
- C. Landscaping, lighting, signage, off-street parking use the same Guidelines as outlined in the multi-family sections.

Consideration will be given by the Design Review Board to unique situations which may preclude following any of the Guidelines which are inappropriate because of the nature of Mobile Home Development, however, the applicant should do everything possible to adapt the project to these Guidelines. Where County requirements are more restrictive than these guidelines, County Guidelines will be used.

#### D. Individual Homes

Although a specific architectural character is not required for Mobile Homes, the following general principles should be followed:

1. Exterior walls should have a natural wood appearance.
2. Earth tones and warm, light colors are encouraged.
3. Bright colored and highly reflective roof surfaces are not acceptable. When necessary to place utilities on the roof, all visible surface equipment should be the same color as the roof itself.
4. These Guidelines apply to carports and other outbuildings also.

## PART III

### DESIGN REVIEW APPLICATION REQUIREMENTS

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#### A. PRELIMINARY REVIEW: SUBMITTAL RECOMMENDATIONS

Preliminary Review is an optional step in the Design Review process. Therefore, all submittal standards are recommended. The following list is suggested for most projects but will vary accordingly to the nature of the project and the extent of planning studies completed.

- (1) Site Analysis. See Site Analysis in the Final Application Requirements - submittal should be the same as the Final Review.

- (2) Site Plan. A site plan drawn at a suitable scale to show location of buildings, parking areas, circulation, points of access, pedestrian spaces and major landscape elements.

All elements should be located with reference to property and setback lines shown on the plan.

- (3) Topographic Map. Existing and proposed contours should be shown on a topographic map. The disposition of natural features recorded in the Site Analysis must be shown (e.g. trees and rock outcroppings to be saved or removed). This map may be combined with the Site Plan of Paragraph (2) for smaller projects or projects without significant natural features.

- (4) Elevations and Sections of the Site and Buildings. Be sure to draw natural features retained. Building materials and colors may be indicated if known.

- (5) Descriptive Information Summary:

- Site area and proposed building area.
- Allowable and proposed density (residential projects).
- Parking spaces required and proposed.
- Open space and landscaped area circulations. Compare proposal to standards of the Guidelines.

- (6) Other Information. Preliminary submittals may contain any elements called for in the Final Application, at the option of the applicant.

Please make submittals as clear as possible and follow accepted conventions of drawing - all drawings clearly labeled, scales shown, north arrow on plans, clear and readable linework.

Twelve copies of all drawings and written materials must be submitted. All materials must be folded to fit an 8 1/2" x 15" envelope.

Proposals should not be presented open ended with expectations of the staff or Design Review Board making decisions.

#### B. FINAL APPLICATION AND REVIEW: SUBMITTAL REQUIREMENTS

Following are submittal requirements for all projects subject to Design Review. Twelve copies of all drawings and written materials must be submitted. All copies must be folded to fit an 8 1/2" x 15" envelope, unless they are so thick they can only be rolled up.

- (1) SITE ANALYSIS (of existing site conditions).

To enable evaluation of development proposals in relationship to existing conditions on the site, the following information must be presented on one or more drawings, accompanied by photographs or written description as may be needed:

- a. Basic site information (locate on drawing): Site boundaries with dimensions; building setback lines and easements; existing streets, sidewalks and public rights-of-way; existing structures and other significant built improvements.
- b. Existing natural features (locate on drawing):
  1. Trees 8 inches or more in trunk diameter. Note trunk size and species.
  2. Topography. Existing contours with areas of slope over 25% highlighted.
  3. Patterns of surface drainage, including location of dry and running streams, gullies, washes and natural swales.
  4. Location of flood zone: locate floodway and 100 year flood plain.
  5. Rock outcroppings of greater than 8 feet in diameter measured at the ground. Include spot elevations to help visualize the mass of the rock outcropping.
  6. Locate other significant natural features which are either site amenities or potential hazards in development.
- c. Summary: Provide photographs of the existing site and site conditions. Clearly label each photograph. Provide a brief written synopsis of existing site amenities, assets and concerns.

## 2. SITE PLAN

The following submittal requirements apply to the proposed development plan. Every drawing must include a title, scale, date, north arrow on plans, and name of applicant.

- a. Boundaries and public improvements: Site boundaries, building setback lines, public streets and sidewalks (as proposed - include widths), other proposed public improvements (curb, gutters, curb cuts). Include dimensions.
- b. Streets, sidewalks and parking areas within the site. Include dimensions of parking areas and width of streets and sidewalks. Show location and label materials of areas of special paving such as walkways, courtyards, patios, and arcades.

For parking areas, show layout of spaces, areas of landscaping, dimensions of spaces and aisles, arrows indicating direction of flow. Number the parking spaces.

- c. Structures. Location and dimensions with respect to lot lines. Include fences, walls and accessory buildings proposed. Give heights of fences and walls.
- d. Show location of dumpsters and loading areas.
- e. Grading and Drainage. This may be drawn on a separate plan at the option of the applicant. It should include:
  - Existing and proposed contours.
  - Finished floor elevations of proposed structures.
  - Indication of all water courses, with spot elevation of high and low points.
  - Area of depth of cuts. Location and height of fills.
  - Show retaining walls and adjacent spot elevations.

## 3. LANDSCAPE PLAN

Show at same scale as Site Plan. This may be combined with the Site Plan (2) in the case of small or simple projects.

- a. Existing trees 8 inches or more in diameter with their proposed disposition (to be retained or removed). Give species and trunk diameter of each.

- b. Location, species (give common and Latin name) and size (at planting - gallon or box size) of all new plant materials. Use symbols and a legend as necessary. Show all plant materials to scale.

Ground cover may be indicated in mass.

- c. Describe method of irrigation.
- d. Describe means of erosion control, if applicable.

#### **4. BUILDING FLOOR PLANS**

#### **5. BUILDING ELEVATIONS. Show all elevations.**

- a. Note all finish materials on drawings. Provide color samples (paint chips).
- b. Dimension building heights from finish grade.
- c. Include exterior walls and fences with heights dimensioned.
- d. Show location, type and size of signs.
- e. Show location of mechanical equipment, roof equipment, electrical transformers and solar panels. Show means of screening roof equipment.

#### **6. SECTIONS.**

Provide at least one sectional drawing at a suitable scale to show relationship of buildings to the site, public street and parking area.

#### **7. SIGNS**

Provide a scaled drawing of each proposed sign with exterior dimensions and mounting height called out. Give total area of each sign.

- a. Draw or provide sample of letters and logos, and the full message to appear on the sign.
- b. Describe materials and colors of background and letters.
- c. Give means of illumination and magnitude of illumination.

#### **8. LIGHTING**

Provide a site lighting plan with location, type, fixture height, power rating and shielding methods indicated. Show elevation drawing or manufacturer's photo of each fixture, including its material and color.

#### **9. STATISTICAL SUMMARY**

Provide on a written summary sheet:

- a. Site areas. Total area of site, area covered by buildings, area covered by parking lots and driveways, net area of site landscaping. All in square feet.
- b. Buildings. Total enclosed building area. If a residential project, give number of units and development density (units/acre).
- c. Number of parking spaces required and proposed.

## **10. ADDITIONAL INFORMATION**

Additional information, drawings or other materials necessary to describe the project may be needed - the applicant should discuss proposed modifications with the Department of Planning and Land Use staff member assigned to the community's Design Review.

The applicant may include additional information or materials such as sketches, models or photos if they help explain the proposal.